

Minutes of the Linda Vista Planning Committee
November, 2008 at Linda Vista Public Library

Minutes for November, 24, 2008 Linda Vista Planning Group Meeting

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Meeting opened at 6:05 p.m. by the Chair, Donna Erickson. The Pledge of Allegiance was said. Roll call was taken. Present: Bamford, Beckham, Bussell, Carini, Cleary, Cole, Erickson, Hughes, Morgen, Perwin, Riquelme, Rodriquez, Shannon, Spahitz, Tomcek and Wilson. **Absent**: Castro, Corley and Duncan. Board members present: 16. Total present: 30.

The Chair received a resignation from Gary Stang to resign from the Board because he wanted to speak regarding his business, Skate World. He was told that he would not be able to provide the Board with any information if he was to remain on the Board. Under these circumstances the Chair accepted his resignation.

Government Aide Reports

The Representative for Susan Davis' office presented to the Linda Vista Community and Parade of Flags Chair, Jo Ann Carini with a United States flag that flew over the State Capital Building in Washington, D.C. on Veteran's Day. A certificate of authenticity was presented with the flag. There are some tickets available for Obama's inauguration. Susan Davis' office is taking applications/requests up until the end of the month. The Davis Dispatch for November was provided.

Saldana's office: Question regarding the 2/3 vote required by the people for sale of land. There is a 2/3 majority vote required by the people for dedicated park land but, sale of other land just requires a majority vote by the City Council. Saldana's office is collecting donations to go to military families this Christmas. They no longer are giving out flags at the state level but, they are putting in a budget request to obtain a United States flag for Linda Vista.

Public Comment

Bayside will have Foreclosure Intervention counselors available Wednesdays and Fridays evenings. Call Bayside for more information.

USD will have various events during the holiday season. Cleary also stated that the new leaseholder for the grocery store is also the leaseholder for the 'Thrift Village' property. A letter of intent is due in to the City by the leaseholder in a couple of weeks.

Libby Day, from the Redevelopment Agency, stated that there is loan money available from

the House Enhancement Program. There is enough funds for eight loans up to \$20,000 each. These loans are for homeowners who own homes built before 1980 and as long as they are within the Linda Vista Community Plan area. This loan money can be used for energy and water conservation.

Rick Bussell read a letter that was sent to the City Council stating that the Park and Rec board does not support the reduction in monies that will go to the Park and Rec Department. He also recommends a use fee to be applied to trash pick at the Parks.

Police Report: There will be cuts in the police department. They will not lay off officers but, when officers retire they will not be hiring to replace them. Some programs will be cut.

CDC: There is a plan to rededicate the Linda Vista Shopping Center with a bronze plaque monument. They are still accepting donations. Mind Treasures is offering a six month program for business owners and interested parties. They received funds from the City Bid Council. The purpose is to build and improve businesses in the Linda Vista area to help them succeed.

Action Items

Sale of City land through a Street Vacation of Tecolote Rd and Naples St. between W. Morena Blvd and Savannah St. This street does not actually exist. It is considered a 'paper street' and is considered excess real estate. The money from sale of this land would go to the Redevelopment Agency's General Fund for future projects such as street repairs throughout the city. Lamps R Us is interested in purchasing this parcel. The owner would be responsible for the required landscaping on that parcel. The zoning for the parcel is commercial/industrial.

The LVPG Zoning committee recommends not selling the property. The Linda Vista Community Plan has this area up to Knoxville available to redesign the traffic pattern to use it as a way to get from Morena to W. Morena and then get back onto the I-5. It was proposed in the past to have the Morena area as a walkable, mixed-use area. It could also be used it as a way to get to the two business districts. The Linda Vista community plan was not considered when they put the property up for sale. Motion: Not to approve the street vocation. Vote: 13-2 Betty and Jorge...felt it was futile to vote no since the council already approved the sale of the parcel.

Information Items

Redevelopment Agency recommendation for Skateworld. Several studies were done with regards to the Skateworld property. One was the Property Conditions Report which is a visual study that reports on the physical deficiencies of the building. The presentation of findings to the Board will be on Dec 2nd and they are proposing to allow Gary Stang to remain as primary leaseholder until the end of January when the new leases will be determined. The conclusion of the study showed that there was roughly \$99,000 worth of deferred maintenance issues

with this property.

A presentation on the audit of the financial status of Skateworld for the last lease period of 2003 to 2008 was given by Scott Sou. The first study Mr. Sou did was to determine if the payments made to the city were correct according to the lease and Mr. Sou found that it was. It appears that Skateworld relies on the rental income to be successful without this income Skateworld was showing a deficit until the last couple of years it didn't. This financial audit was done because the management of the lease was to be reverted back to the Redevelopment Agency. The Representatives wanted to offer an informed report to the Agency board as to what should be done with the property regarding the rental revenue.

At this point the Board questioned if it was appropriate to have a private company's records made public. According to the Redevelopment Agency representative the City Attorney said that it was. The representative for the Redevelopment Agency did not feel that the present use of the Skateworld property is the best use for it and that we need to get the most from each property. The benefit of the business to the community was not much of a concern to the Redevelopment Representatives. Their obligation is to the City and to have the best use for the redevelopment area. The Redevelopment Agency incurred a \$1.5 million dollar debt with the General Plan when they purchased the Redevelopment area in Linda Vista that needs to be repaid. The Redevelopment Agency purchased the property with the desire to revitalize the Linda Vista shopping center. The Redevelopment area provides \$70,000 in tax revenue per year and part of the money obtained is used to pay the assessment fees on Morley Green.

The LVPG Board feels that the City's job is to provide services to the community which Skateworld provides. Maybe more money should go to the City but, breaking up the business of Skateworld does not appear to be in the best interest for the Linda Vista Community. Members of the Board hope that the Redevelopment Agency will include in their recommendation to negotiate with Mr. Stang to gain more money for the City but, to keep Gary's business intact.

Gary provides 15% of the revenue to the Redevelopment Agency. The members inquired if that is the norm and the Representative of the Redevelopment Agency did not know. The monies collected from the property are used in part for administrative purposes and roughly has \$900,000 in reserves. There is a debt incurred when establishing this Redevelopment Plan so the money collected is not surplus money. The Redevelopment Agency feels that Mr. Stang has not managed the property well and feels that it would be better use to combine his complex with the corner property.

Mr. Stang spoke about his business. He is wishing that the City would negotiate with him so he can still be the main lease holder. He feels they are seizing his business.

The Representatives of the Redevelopment Agency said that they have to redevelop the

property. They are not allowed to hold onto properties and collect rent. The members of the Board felt that as a month to month leaseholder it is difficult for anyone to manage the property effectively. According to Redevelopment law, the agency cannot purchase property and hold onto it as is. The property must be redeveloped. The Representatives of the Redevelopment Agency stated that if they took over the management of property majority of the monies generated, except for administrative costs would go back into the community. The representatives of the Redevelopment Agency contend that Mr. Stang is not maintaining the property. Mr. Stang stated that he has repaired and replaced all items required of him by the City. The Representatives of the Redevelopment Agency strongly feel that the contract with Gary Stang and the Skateworld Complex is not a good one for the City and needs to be changed.

The Redevelopment Agency assured the LVPG Board that they when they meet with the Agency Board they will report the feelings of the group.

Cast iron water pipes are to be replaced on Genesee Ave between Linda Vista Rd and 163. The work will begin in July of 2010 and will take about a year to complete.

Action Item:

Approval if the LVCMAD 2010 budget the assessment was decreased to \$16.00 per household.

Motion to table approval: Bussell, no second, motion died. Motion was made to approve the budget Motion: Rodriguez, 2nd : Wilson. Vote: 13-0-2 Bussell and Cleary –Reason: they do not have enough information.

Information Items

-USD's Wellness Center Mitigated Negative Declaration was discussed regarding the golf chipping area located in the back of the campus.

-5401 Linda Vista Rd. Willie Talia, past owner of Presidio Liquor, is interested in putting in Presidio Market at the previous Curves business. This would be a grocery store providing also beer and wine.

Action Item:

Letter will be written to be sent to City Council requesting there be no change to the Skateworld Complex.

Two ad hoc committees were established. Committee to review wireless communication systems. Second committee was established to look into the historical aspect of Skateworld.

Meeting adjourned at 8:45 p.m.

Respectfully submitted by Kathleen Morgen, Recording Secretary